

Debtor 1 Dorothea F Kincade-Terry

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Eastern District of Missouri

Case number 1642745

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor:
Wells Fargo Bank, N.A.

Court claim no. (if known): 15

Date of payment change:

Must be at least 21 days after date
of this notice 05/01/2019

New total payment:

Principal, interest, and escrow, if any \$913.14

Last 4 digits of any number you use to
identify the debtor's account:

6 3 2 6

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 308.56

New escrow payment: \$ 280.70

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☒ I am the creditor.

☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/Rosemary Allen Date 04/01/2019
Signature

Print: ALLEN,ROSEMARY VP Loan Documentation
First Name Middle Name Last Name Title

Company Wells Fargo Bank, N.A.

Address MAC N9286-01Y
Number Street
1000 Blue Gentian Road
Address 2
Eagan MN 55121-7700
City State ZIP Code

Contact phone 800-274-7025 NoticeOfPaymentChangeInquiries@wellsfargo.com
Email

UNITED STATES BANKRUPTCY COURT

Eastern District of Missouri

Chapter 13 No. 1642745

Judge: Barry S. Schermer

In re:

Dorothea F Kincade-Terry

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before April 02, 2019 via filing with the US Bankruptcy Court's CM ECF system and/or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid

Dorothea F Kincade-Terry
237 New York St

Saint Louis MO 63122

By U.S. Postal Service First Class Mail Postage Prepaid

N/A

Debtor's Attorney:

By U.S. Postal Service First Class Mail Postage Prepaid

Jonathan Edward Brent
Attorney
462 N Taylor Ste 105

St. Louis MO 63108

By U.S. Postal Service First Class Mail Postage Prepaid

N/A

Trustee:

By U.S. Postal Service First Class Mail Postage Prepaid

Diana S. Daugherty
Chapter 13 Trustee
P. O. Box 430908

St. Louis MO 63143

/s/Rosemary Allen

VP Loan Documentation

Wells Fargo Bank, N.A.

Part 2 - Payment calculations

You have a shortage of \$31.07. For the past review period, the projected amount of your escrow items was \$3,337.33. For the coming year, the projected amount to be paid from your escrow is \$3,337.33.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

	05/16 - 04/17 (Actual)	05/17 - 04/18 (Actual)	05/18 - 03/19 (Actual)	05/19 - 04/20 (Projected)		# of months		New monthly escrow amount
Property taxes	\$2,070.73	\$2,330.07	\$2,332.85	\$2,332.85	÷	12	=	\$194.40
Property insurance	\$929.55	\$982.43	\$1,004.48	\$1,004.48	÷	12	=	\$83.71
Total taxes and insurance	\$3,000.28	\$3,312.50	\$3,337.33	\$3,337.33	÷	12	=	\$278.11
Escrow shortage	\$0.00	\$146.00	\$390.26	\$31.07	÷	12	=	\$2.59**
Total escrow	\$3,000.28	\$3,458.50	\$3,727.59	\$3,368.40	÷	12	=	\$280.70

**This amount is added to the payment if Option 1 on page 1 is selected.

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance January, 2020		-\$31.07	(Calculated in Part 3 - Escrow account projections table)
Minimum balance for the escrow account	-	\$0.00	
Escrow shortage	=	-\$31.07	

Part 3 - Escrow account projections

Escrow account projections from May, 2019 to April, 2020

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Apr 2019			Starting balance	\$803.27	\$834.34
May 2019	\$278.11	\$0.00		\$1,081.38	\$1,112.45
Jun 2019	\$278.11	\$0.00		\$1,359.49	\$1,390.56
Jul 2019	\$278.11	\$0.00		\$1,637.60	\$1,668.67
Aug 2019	\$278.11	\$0.00		\$1,915.71	\$1,946.78
Sep 2019	\$278.11	\$0.00		\$2,193.82	\$2,224.89
Oct 2019	\$278.11	\$0.00		\$2,471.93	\$2,503.00
Nov 2019	\$278.11	\$0.00		\$2,750.04	\$2,781.11
Dec 2019	\$278.11	\$2,332.85	ST LOUIS COUNTY (W)	\$695.30	\$726.37
Jan 2020	\$278.11	\$1,004.48	AMERPRISE AUTO HOME INS	-\$31.07	\$0.00
Feb 2020	\$278.11	\$0.00		\$247.04	\$278.11
Mar 2020	\$278.11	\$0.00		\$525.15	\$556.22
Apr 2020	\$278.11	\$0.00		\$803.26	\$834.33
Totals	\$3,337.32	\$3,337.33			

Part 4 - Escrow account history

Escrow account activity from May, 2018 to April, 2019

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
May 2018							Starting Balance	\$175.69	\$828.14	-\$652.45
May 2018	\$0.00	\$276.04	-\$276.04	\$0.00	\$0.00	\$0.00		\$175.69	\$1,104.18	-\$928.49
Jun 2018	\$262.19	\$276.04	-\$13.85	\$0.00	\$0.00	\$0.00		\$437.88	\$1,380.22	-\$942.34
Jul 2018	\$308.56	\$276.04	\$32.52	\$0.00	\$0.00	\$0.00		\$746.44	\$1,656.26	-\$909.82
Aug 2018	\$308.56	\$276.04	\$32.52	\$0.00	\$0.00	\$0.00		\$1,055.00	\$1,932.30	-\$877.30
Sep 2018	\$308.56	\$276.04	\$32.52	\$0.00	\$0.00	\$0.00		\$1,363.56	\$2,208.34	-\$844.78
Oct 2018	\$308.56	\$276.04	\$32.52	\$0.00	\$0.00	\$0.00		\$1,672.12	\$2,484.38	-\$812.26
Nov 2018	\$308.56	\$276.04	\$32.52	\$0.00	\$0.00	\$0.00		\$1,980.68	\$2,760.42	-\$779.74
Dec 2018	\$617.12	\$276.04	\$341.08	\$2,332.85	\$2,330.07	\$2.78	ST LOUIS COUNTY (W)	\$264.95	\$706.39	-\$441.44
Dec 2018	\$0.00	\$0.00	\$0.00	\$1,004.48	\$0.00	\$1,004.48	AMERPRISE AUTO HOME INS	-\$739.53	\$706.39	-\$1,445.92
Jan 2019	\$0.00	\$276.04	-\$276.04	\$0.00	\$982.43	-\$982.43	AMERPRISE AUTO HOME INS	-\$739.53	\$0.00	-\$739.53
Feb 2019	\$617.12	\$276.04	\$341.08	\$0.00	\$0.00	\$0.00		-\$122.41	\$276.04	-\$398.45
Mar 2019 (estimate)	\$617.12	\$276.04	\$341.08	\$0.00	\$0.00	\$0.00		\$494.71	\$552.08	-\$57.37
Apr 2019 (estimate)	\$308.56	\$276.04	\$32.52	\$0.00	\$0.00	\$0.00		\$803.27	\$828.12	-\$24.85
Totals	\$3,964.91	\$3,312.48	\$652.43	\$3,337.33	\$3,312.50	\$24.83				



